

**MICHAEL P. VICTORINO**  
Mayor

**SCOTT K. TERUYA**  
Director

**MAY-ANNE A. ALIBIN**  
Deputy Director



**DEPARTMENT OF FINANCE**  
COUNTY OF MAUI  
200 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793  
[www.mauicounty.gov](http://www.mauicounty.gov)

April 18, 2019

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OFFICE OF THE  
COUNTY CLERK

Honorable Michael P. Victorino  
Mayor, County of Maui  
200 South High Street  
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL

For Transmittal to:

Honorable Kelly T. King, Council Chair  
and Members of Maui County Council  
200 South High Street  
Wailuku, Hawaii 96793

*Michael P. Victorino* APR 18 2019  
\_\_\_\_\_  
Mayor Date

Dear Chair King and Members:

**SUBJECT: CERTIFICATION OF NET TAXABLE REAL PROPERTY**

I am pleased to provide the Council with the Fiscal Year 2019-2020 certification of the net taxable real property valuation for the County of Maui, in accordance with Section 3.48.135 and Section 3.48.580 of the Maui County Code.

The Fiscal Year 2019-2020 net taxable value of real property for revenue projections is \$51,168,455,375, a 4.7% increase over last year's certified value of \$48,848,591,900. The net values multiplied by the Mayor's proposed tax rates generates \$338,122,967. After deducting \$425,836 for circuit breaker and adding \$2,749,353 for minimum tax, real property taxes will produce \$340,446,483 in revenue.

Please be advised that the attached CD containing the assessment list will also be forwarded to the County Clerk for record keeping purposes. The assessment list and the certified values will also be available to the public on the County of Maui website.

Thank you for your attention to this matter. If you have any questions, please contact me at 270-7474, or the Real Property Tax Administrator Marcy Martin, AAS at 463-3155.

COUNTY COMMUNICATION NO. 19-191

Honorable Kelly T. King  
Council Chair  
April 18, 2019  
Page 2

Sincerely,



SCOTT K. TERUYA  
Director of Finance

Attachment: CD titled Fiscal Year 2019-2020 Real Property Assessment Division Certification  
which includes the Assessment List and Value Certification

xc: Marcy Martin, AAS, Real Property Tax Administrator



COUNTY OF MAUI  
DEPARTMENT OF FINANCE  
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS  
FISCAL YEAR 2019-2020  
CERTIFICATION

Pursuant to section 3.48.135, Maui County Code, I certify to the best of my knowledge and belief, the values are true and correct for tax rate purposes.

*Marcy Martin*

Marcy Martin, AAS  
Real Property Tax Administrator  
Department of Finance, County of Maui

Subscribed and sworn to before me, this 16<sup>th</sup> day of April, 2019

*Sandra L. Kuniyoshi*

Sandra L. Kuniyoshi  
Notary Public, State of Hawaii  
My commission expires: 10/23/2021



Doc. Date: April 18, 2019 13 pages  
Sandra L. Kuniyoshi, Second Circuit  
Doc. Description: Maui County 2019 Summary of Taxable Properties by  
Land Class Fiscal Year 2020 Total

*Sandra L. Kuniyoshi* 4-16-2018  
Notary Signature Date


NOTARY CERTIFICATION



MAUI COUNTY  
2019  
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS  
FISCAL YEAR 2020 TOTAL

	0 TIME SHARE		
	BUILDING	LAND	TOTAL
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 18, 2019	2,253,742,800	276,018,600	2,529,761,400
2. TOTAL EXEMPTIONS	0	0	0
3. ASSESSOR'S NET TAXABLE VALUATION	2,253,742,800	276,018,600	2,529,761,400
4. VALUATION ON APPEAL	150,012,440	27,204,320	177,216,760
5. TAXPAYER'S VALUATION	2,103,730,360	248,814,280	2,352,544,640
6. 50 PERCENT OF VALUATION ON APPEAL	75,006,220	13,602,160	88,608,380
7. VALUATION FOR TAX RATE PURPOSE	2,178,736,580	262,416,440	2,441,153,020
8.	0	0	0
9. , VALUATION APPEALED	0	0	0

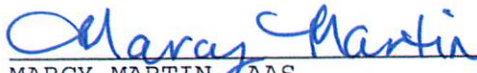
DATE: APRIL 18, 2019

  
MARCY MARTIN, AAS  
Real Property Tax Administrator

MAUI COUNTY  
2019  
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS  
FISCAL YEAR 2020 TOTAL

	1 RESIDENTIAL		
	BUILDING	LAND	TOTAL
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 18, 2019	3,650,711,800	5,180,911,000	8,831,622,800
2. TOTAL EXEMPTIONS	430,546,400	315,995,900	746,542,300
3. ASSESSOR'S NET TAXABLE VALUATION	3,220,165,400	4,864,915,100	8,085,080,500
4. VALUATION ON APPEAL	12,221,850	34,847,910	47,069,760
5. TAXPAYER'S VALUATION	3,207,943,550	4,830,067,190	8,038,010,740
6. 50 PERCENT OF VALUATION ON APPEAL	6,110,925	17,423,955	23,534,880
7. VALUATION FOR TAX RATE PURPOSE	3,214,054,475	4,847,491,145	8,061,545,620
8.	0	0	0
9. , VALUATION APPEALED	0	0	0

DATE: APRIL 18, 2019

  
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MARCY MARTIN, AAS  
Real Property Tax Administrator

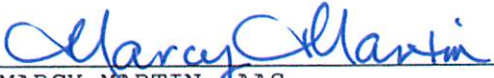


MAUI COUNTY  
2019  
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS  
FISCAL YEAR 2020 TOTAL

10 COMMERCIALIZED RES

	BUILDING	LAND	TOTAL
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 18, 2019	107,259,400	100,242,900	207,502,300
2. TOTAL EXEMPTIONS	0	0	0
3. ASSESSOR'S NET TAXABLE VALUATION	107,259,400	100,242,900	207,502,300
4. VALUATION ON APPEAL	0	0	0
5. TAXPAYER'S VALUATION	107,259,400	100,242,900	207,502,300
6. 50 PERCENT OF VALUATION ON APPEAL	0	0	0
7. VALUATION FOR TAX RATE PURPOSE	107,259,400	100,242,900	207,502,300
8.	0	0	0
9. , VALUATION APPEALED	0	0	0

DATE: APRIL 18, 2019


  
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MARCY MARTIN, AAS  
Real Property Tax Administrator

MAUI COUNTY  
2019  
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS  
FISCAL YEAR 2020 TOTAL

11 SHORT TERM RENTAL

	BUILDING	LAND	TOTAL
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 18, 2019	7,745,858,200	1,719,715,800	9,465,574,000
2. TOTAL EXEMPTIONS	200,000	0	200,000
3. ASSESSOR'S NET TAXABLE VALUATION	7,745,658,200	1,719,715,800	9,465,374,000
4. VALUATION ON APPEAL	41,609,350	16,641,190	58,250,540
5. TAXPAYER'S VALUATION	7,704,048,850	1,703,074,610	9,407,123,460
6. 50 PERCENT OF VALUATION ON APPEAL	20,804,675	8,320,595	29,125,270
7. VALUATION FOR TAX RATE PURPOSE	7,724,853,525	1,711,395,205	9,436,248,730
8.	0	0	0
9. , VALUATION APPEALED	0	0	0


DATE: APRIL 18, 2019

  
MARCY MARTIN AAS  
Real Property Tax Administrator

MAUI COUNTY  
2019  
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS  
FISCAL YEAR 2020 TOTAL

	2 APARTMENT		
	BUILDING	LAND	TOTAL
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 18, 2019	4,674,897,700	1,989,992,700	6,664,890,400
2. TOTAL EXEMPTIONS	67,966,900	66,664,000	134,630,900
3. ASSESSOR'S NET TAXABLE VALUATION	4,606,930,800	1,923,328,700	6,530,259,500
4. VALUATION ON APPEAL	26,012,580	27,463,040	53,475,620
5. TAXPAYER'S VALUATION	4,580,918,220	1,895,865,660	6,476,783,880
6. 50 PERCENT OF VALUATION ON APPEAL	13,006,290	13,731,520	26,737,810
7. VALUATION FOR TAX RATE PURPOSE	4,593,924,510	1,909,597,180	6,503,521,690
8.	0	0	0
9. , VALUATION APPEALED	0	0	0

DATE: APRIL 18, 2019


  
MARCY MARTIN AAS  
Real Property Tax Administrator



MAUI COUNTY  
2019  
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS  
FISCAL YEAR 2020 TOTAL

	3 COMMERCIAL		
	BUILDING	LAND	TOTAL
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 18, 2019	1,246,123,700	1,875,641,600	3,121,765,300
2. TOTAL EXEMPTIONS	157,072,200	93,191,500	250,263,700
3. ASSESSOR'S NET TAXABLE VALUATION	1,089,051,500	1,782,450,100	2,871,501,600
4. VALUATION ON APPEAL	25,432,920	52,738,020	78,170,940
5. TAXPAYER'S VALUATION	1,063,618,580	1,729,712,080	2,793,330,660
6. 50 PERCENT OF VALUATION ON APPEAL	12,716,460	26,369,010	39,085,470
7. VALUATION FOR TAX RATE PURPOSE	1,076,335,040	1,756,081,090	2,832,416,130
8.	0	0	0
9. , VALUATION APPEALED	0	0	0

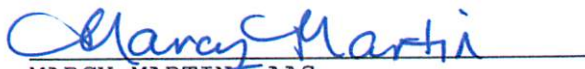
DATE: APRIL 18, 2019

  
MARCY MARTIN, AAS  
Real Property Tax Administrator

MAUI COUNTY  
2019  
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS  
FISCAL YEAR 2020 TOTAL

	4 INDUSTRIAL		
	BUILDING	LAND	TOTAL
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 18, 2019	913,645,900	1,408,017,200	2,321,663,100
2. TOTAL EXEMPTIONS	88,643,700	65,129,100	153,772,800
3. ASSESSOR'S NET TAXABLE VALUATION	825,002,200	1,342,888,100	2,167,890,300
4. VALUATION ON APPEAL	82,882,960	86,558,630	169,441,590
5. TAXPAYER'S VALUATION	742,119,240	1,256,329,470	1,998,448,710
6. 50 PERCENT OF VALUATION ON APPEAL	41,441,480	43,279,315	84,720,795
7. VALUATION FOR TAX RATE PURPOSE	783,560,720	1,299,608,785	2,083,169,505
8.	0	0	0
9. , VALUATION APPEALED	0	0	0

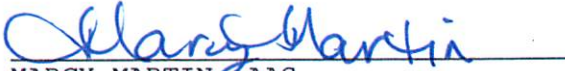
DATE: APRIL 18, 2019

  
MARCY MARTIN, AAS  
Real Property Tax Administrator

MAUI COUNTY  
2019  
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS  
FISCAL YEAR 2020 TOTAL

	5 AGRICULTURAL		
	BUILDING	LAND	TOTAL
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 18, 2019	1,915,763,500	2,656,731,200	4,572,494,700
2. TOTAL EXEMPTIONS	62,972,100	91,194,200	154,166,300
3. ASSESSOR'S NET TAXABLE VALUATION	1,852,791,400	2,565,537,000	4,418,328,400
4. VALUATION ON APPEAL	96,722,400	24,049,850	120,772,250
5. TAXPAYER'S VALUATION	1,756,069,000	2,541,487,150	4,297,556,150
6. 50 PERCENT OF VALUATION ON APPEAL	48,361,200	12,024,925	60,386,125
7. VALUATION FOR TAX RATE PURPOSE	1,804,430,200	2,553,512,075	4,357,942,275
8.	0	0	0
9. , VALUATION APPEALED	0	0	0

DATE: APRIL 18, 2019


  
MARCY MARTIN, AAS  
Real Property Tax Administrator

MAUI COUNTY  
2019  
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS  
FISCAL YEAR 2020 TOTAL

6 CONSERVATION

	BUILDING	LAND	TOTAL
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 18, 2019	218,598,500	330,201,800	548,800,300
2. TOTAL EXEMPTIONS	6,814,200	3,196,500	10,010,700
3. ASSESSOR'S NET TAXABLE VALUATION	211,784,300	327,005,300	538,789,600
4. VALUATION ON APPEAL	154,522,740	7,790,010	162,312,750
5. TAXPAYER'S VALUATION	57,261,560	319,215,290	376,476,850
6. 50 PERCENT OF VALUATION ON APPEAL	77,261,370	3,895,005	81,156,375
7. VALUATION FOR TAX RATE PURPOSE	134,522,930	323,110,295	457,633,225
8.	0	0	0
9. , VALUATION APPEALED	0	0	0

DATE: APRIL 18, 2019

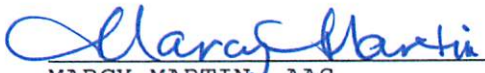
  
MARCY MARTIN, AAS  
Real Property Tax Administrator

MAUI COUNTY  
2019  
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS  
FISCAL YEAR 2020 TOTAL

7 HOTEL / RESORT

	BUILDING	LAND	TOTAL
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 18, 2019	2,302,680,800	692,092,200	2,994,773,000
2. TOTAL EXEMPTIONS	3,843,900	1,541,000	5,384,900
3. ASSESSOR'S NET TAXABLE VALUATION	2,298,836,900	690,551,200	2,989,388,100
4. VALUATION ON APPEAL	54,843,260	54,515,840	109,359,100
5. TAXPAYER'S VALUATION	2,243,993,640	636,035,360	2,880,029,000
6. 50 PERCENT OF VALUATION ON APPEAL	27,421,630	27,257,920	54,679,550
7. VALUATION FOR TAX RATE PURPOSE	2,271,415,270	663,293,280	2,934,708,550
8.	0	0	0
9. , VALUATION APPEALED	0	0	0

DATE: APRIL 18, 2019

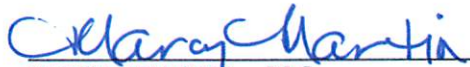
  
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MARCY MARTIN AAS  
Real Property Tax Administrator



MAUI COUNTY  
2019  
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS  
FISCAL YEAR 2020 TOTAL

	9 HOMEOWNER		
	BUILDING	LAND	TOTAL
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 18, 2019	8,702,765,500	8,473,920,000	17,176,685,500
2. TOTAL EXEMPTIONS	4,603,270,300	710,954,700	5,314,225,000
3. ASSESSOR'S NET TAXABLE VALUATION	4,099,495,200	7,762,965,300	11,862,460,500
4. VALUATION ON APPEAL	9,427,780	10,264,560	19,692,340
5. TAXPAYER'S VALUATION	4,090,067,420	7,752,700,740	11,842,768,160
6. 50 PERCENT OF VALUATION ON APPEAL	4,713,890	5,132,280	9,846,170
7. VALUATION FOR TAX RATE PURPOSE	4,094,781,310	7,757,833,020	11,852,614,330
8.	0	0	0
9. , VALUATION APPEALED	0	0	0

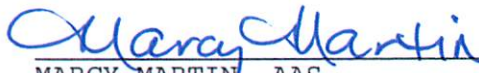
DATE: APRIL 18, 2019

  
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MARCY MARTIN, AAS  
Real Property Tax Administrator

MAUI COUNTY  
2019  
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS  
FISCAL YEAR 2020 TOTAL

	AGGREGATE TOTAL		
	BUILDING	LAND	TOTAL
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 18, 2019	33,732,047,800	24,703,485,000	58,435,532,800
2. TOTAL EXEMPTIONS	5,421,329,700	1,347,866,900	6,769,196,600
3. ASSESSOR'S NET TAXABLE VALUATION	28,310,718,100	23,355,618,100	51,666,336,200
4. VALUATION ON APPEAL	653,688,280	342,073,370	995,761,650
5. TAXPAYER'S VALUATION	27,657,029,820	23,013,544,730	50,670,574,550
6. 50 PERCENT OF VALUATION ON APPEAL	326,844,140	171,036,685	497,880,825
7. VALUATION FOR TAX RATE PURPOSE	27,983,873,960	23,184,581,415	51,168,455,375
8.	0	0	0
9. , VALUATION APPEALED	0	0	0

DATE: APRIL 18, 2019

  
\_\_\_\_\_  
MARCY MARTIN, AAS  
Real Property Tax Administrator

COUNTY OF MAUI  
2019  
CLASS SUMMARY OF TAXABLE PROPERTIES  
FISCAL YEAR 2020 ALL

-----ASSESSED VALUATION-----

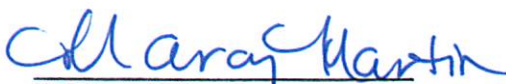
<u>TAX CLASS</u>	<u>NO. OF PITS</u>	<u>BUILDING</u>	<u>EXEMPTION</u>	<u>NET BUILDING</u>	<u>LAND</u>	<u>EXEMPTION</u>	<u>NET LAND</u>
TIME SHARE	2,479	2,253,742,800	0	2,253,742,800	276,018,600	0	276,018,600
RESIDENTIAL	10,842	3,650,711,800	430,546,400	3,220,165,400	5,180,911,000	315,995,900	4,864,915,100
COMMERCIALIZED RES	142	107,259,400	0	107,259,400	100,242,900	0	100,242,900
SHORT TERM RENTAL	11,679	7,745,858,200	200,000	7,745,658,200	1,719,715,800	0	1,719,715,800
APARTMENT	9,039	4,674,897,700	67,966,900	4,606,930,800	1,989,992,700	66,664,000	1,923,328,700
COMMERCIAL	2,270	1,246,123,700	157,072,200	1,089,051,500	1,875,641,600	93,191,500	1,782,450,100
INDUSTRIAL	816	913,645,900	88,643,700	825,002,200	1,408,017,200	65,129,100	1,342,888,100
AGRICULTURAL	9,020	1,915,763,500	62,972,100	1,852,791,400	2,656,731,200	91,194,200	2,565,537,000
CONSERVATION	1,154	218,598,500	6,814,200	211,784,300	330,201,800	3,196,500	327,005,300
HOTEL / RESORT	906	2,302,680,800	3,843,900	2,298,836,900	692,092,200	1,541,000	690,551,200
HOMEOWNER	26,120	8,702,765,500	4,603,270,300	4,099,495,200	8,473,920,000	710,954,700	7,762,965,300
TOTAL	74,467	33,732,047,800	5,421,329,700	28,310,718,100	24,703,485,000	1,347,866,900	23,355,618,100
PROPERTIES	0	0	0	0	0	0	0

---APPEALS---

<u>TAX CLASS</u>	<u>NO.</u>	<u>AMOUNT IN DISPUTE</u>
TIME SHARE	818	177,216,760
RESIDENTIAL	69	47,069,760
COMMERCIALIZED RES	0	0
SHORT TERM RENTAL	189	58,250,540
APARTMENT	73	53,475,620
COMMERCIAL	89	78,170,940
INDUSTRIAL	24	169,441,590
AGRICULTURAL	43	120,772,250
CONSERVATION	12	162,312,750
HOTEL / RESORT	15	109,359,100
HOMEOWNER	28	19,692,340
TOTAL	1,360	995,761,650
PROPERTIES	0	0

ATTEST:

DATE: APRIL 18, 2019



MARCY MARTIN, AAS  
Real Property Tax Administrator